



**King County**

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King County Executive

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## **KING COUNTY IS A PARTNER IN HISTORIC LEVEL OF EFFORT TO PROVIDE AFFORDABLE HOUSING AND END HOMELESSNESS**

Working with cities, the state, the federal government, non-profit agencies and developers, King County is involved in a variety of efforts that, together, make one of the largest efforts to increase the amount of affordable housing in the history of the county.

### **1. More than \$15 million in grants and loans for affordable housing and permanent supportive housing**

Twenty-nine housing and housing-services projects were awarded approximately \$15.2 million in grants and loans from King County in early January. The projects will provide new housing that is affordable to a range of households with incomes below 60 percent of the area's median income, as well as new first-time home buyer opportunities and services that will stabilize and support residents who are homeless or at risk of homelessness for a variety of reasons.

The King County housing and supportive services awards have already leveraged approximately \$14 million in other public and private funds including rental subsidies from the Seattle and King County housing authorities, and are expected to leverage at least another \$8 to \$12 million in public and private funds for the projects.

The funding is from a variety of sources including the King County general fund, federal HOME and CDBG funds, and local funds from real estate document recording fees authorized by state law. King County partners with most cities in the region and the Committee to End Homelessness in its administration and allocation of federal funds and local document recording fee funds for affordable housing, community development and ending homelessness.

### **2. State grant will help keep homeless out of jail**

King County was awarded \$3.1 million from the Washington State Department of Community, Trade and Economic Development (CTED) on January 2, 2007 for the Homeless Grant Assistance Program. The program will leverage \$25 million in additional public and private funds from the state, the City of Seattle, King County, the Seattle and King County housing authorities, United Way and the Seattle Foundation to provide intensive services, support and supervision in

housing for 250 persons with extraordinary needs who frequently experience homelessness and that often end up in mental health institutions or in jail for petty crimes. The program is designed to provide a stabilizing, interconnected community setting that will break the extremely costly cycle of jail, homelessness and institutionalization.

**3. Eastside gets help with strategies for more affordable housing**

The goal of increasing the supply of moderate and low income housing on the Eastside got a boost from a \$66,000 state CTED grant. A Regional Coalition for Housing (ARCH) applied for and received the grant in the fall of 2006 on behalf of the coalition of Eastside cities. ARCH was created by Eastside cities and King County to preserve and increase the supply of housing for low and moderate income households in East King County. The grant will be used by ARCH to work with its members to identify and develop priority strategies to increase affordable housing on the Eastside.

**4. King County surplus properties policy helps affordable housing**

To date, 400 new units of affordable housing have been developed on property formerly owned by King County as a result of the county's long standing policy to offer eligible surplus property for affordable housing development. These policies are currently being updated to be more effective in the changing housing market. By June 2007, King County Executive Ron Sims will send to the King County Council proposed amendments to the King County Code to strengthen this surplus property program.

One such development, Greenbrier Heights in Woodinville, is a multiple award winning project that was realized because of the surplus property program, providing both affordable rental and ownership opportunities in an innovative community setting. The development was designed to provide parks and a community center that serves the housing and the neighborhood, as well as to preserve wetlands and create walking trails for the residents of the area.

An additional 150 units of affordable housing will be developed on county surplus land near Qwest Field at the Johnson Building and on a portion of the existing parking lot north of the stadium.

**5. Mandatory affordable units in Master Planned Developments**

More than 2,000 units of rental and owned housing have been built since 1993 when the King County adopted provisions requiring that 30 percent of units in Master Planned Developments (MPD) be affordable to households earning no more than 120 percent of annual median income. These units must be provided at a range of affordability levels. Since the provisions were adopted, many Master Planned Developments meeting these requirements have been developed, including, Redmond Ridge, Trilogy at Redmond Ridge, the Issaquah Highlands and Snoqualmie Ridge.

An additional 240 units in East King County will be built in the recently approved Redmond Ridge East MPD. The final phases of development at the Trilogy at

Redmond Ridge MPD will result in approximately 500 new additional units of affordable housing.

## **6. Regulatory Incentives**

King County employs several regulatory and incentive measures to achieve intended densities in urban areas. These measures include: (1) using the full acreage of a property to calculate potential density, regardless of areas with critical environmental constraints that are protected, (2) allowing the development of attached housing in all urban residential zones so that a constrained site can be used most efficiently, (3) requiring a minimum density rule so that developments are built at no less than 85 percent of the zoned density in the low and middle density zones, (4) allowing twice the zoned density for cottage housing, and (5) allowing density bonus and impact fee waiver incentives to developers who will include affordable housing in a project.

## **7. Ten-Year Plan to End Homelessness**

The Ten Year Plan is a regional response to a very human regional problem. Homelessness touches all of us and is an unacceptable human condition. King County has partnered with more than 30 housing and service agencies, faith organizations, businesses, local governments and homeless groups that came together to form the Committee to End Homelessness (CEH). King County Executive Ron Sims co- chairs the governing board of the CEH. The CEH developed the Ten Year Plan to End Homelessness, which lays out concrete steps to address the causes of homelessness and a clear action plan for change that will align public, private and non-profit resources to end homelessness in our region.

One of the broad goals of the Ten Year Plan is to increase the political will to end homelessness. Many political and local leaders are actively working to increase the resources available for affordable housing for the homeless, and to coordinate those resources to the maximum extent possible to achieve the goals of the plan.

Working with its partners who provided funding from a variety of sources, the CEH reports helping create 563 units of low and very low income housing.

## **8. Transit Oriented Development**

The county is working with other jurisdictions and developers to accommodate housing with easy access to transit such as the recently approved development at Northgate Transit Center. A private developer will construct 279 rental units, half of which will be available to those earning 70 percent and 80 percent of median income. Another developer will build 127 units of senior housing nearby.

In Redmond, a development near transit services will include 324 rental units, of which 65 will be affordable to households earning 80 percent of median income.

## **9. Veterans and Human Services Levy**

The levy was passed by voters in King County in November 2005 and provides an annual investment of approximately \$13 million per year through 2011 for essential services and housing for the most vulnerable residents of our region. A

Service Improvement Plan for the use of levy funds was created in 2006 and is being implemented in 2007. RFP processes for awarding levy funding to projects and programs will occur as soon as possible in 2007.

The overarching investment strategies of the levy include: (1) partnering with initiatives, such as the Ten Year Plan to provide funding for outreach, homeless prevention, supportive permanent housing and employment for veterans and others in need who are homeless or at risk of homelessness, (2) enhancing access to behavioral health services and others services for veterans and others in need, (3) strengthening families at risk of involvement in child welfare, behavioral health and/or criminal justice systems, (4) increasing the effectiveness of resource management and program evaluation.

#### **10. Legislative agendas**

King County's state and federal legislative agendas include increased funding for programs that result in more affordable funding. The Governor's task force on affordable housing and the report from the Committee to End Homelessness both call for increased state funding.

At the federal level, the county is seeking a reversal in the government's repeated cuts in housing and community development grants.